

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7A-2

Orleans

N

EAS.373

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road Area

Photograph



Address: 1 West Shore Drive

Historic Name: Chester and Esther Phipps House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1930

Source: Deed and mortgage records

Style/Form: Craftsman/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.38 acres

Setting: This property is located on a small section of West Shore Drive above Campground Beach that is disconnected from the rest of West Shore Drive. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries on varying-sized lots. This house is centered on its small parcel which is left open on the south and west sides of the house, with a sand driveway leading past the south side of the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1 WEST SHORE DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N

EAS.373

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This 1½-story Craftsman cottage could be described as a variation on the bungalow form (a similar example is found at 760 Campground Road, EAS.312). In this case, the most prominent feature on the east and west end gables is the clipped (or jerkinhead) gable. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has deeply projecting open eaves. Fenestration now consists of modern, thermal 6/6 windows, and small gable dormers on both side roof slopes have modern, 4-sash hopper windows. An enclosed porch with low-pitched shed roof extends from the east elevation (Photo 2).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

This small, waterfront parcel was owned by Alma B. Freeman, whom the 1920 census listed as a lodging house keeper on Tremont Street in Boston. She had purchased extensive tracts of land in the Campground area in the 1910s. In December of 1929, the executor of her estate sold this ¼-acre parcel to Chester D. Phipps of Wollaston, MA.¹ In July, 1931, Phipps took out a mortgage on the property with the Cape Cod Five Cents Savings Bank, by which time the cottage had been built.

Chester D. Phipps (1899-1994) married Esther Cole (b. 1902) in Portland, CT in 1922. By the 1930 census, they were living in a rented house in Framingham and he was working as a chief clerk for a tag company. They apparently decided to build this summer cottage before buying a year-round home in the Boston area. In 1935, this cottage was deeded to Esther Phipps outright, and by 1940, they had divorced. By 1950, when she sold this cottage, she had married Arnold Fleming and was living in Quincy. She sold the cottage to three members of the Martin family from Cambridge and Somerville.² The Martin family owned this cottage until

¹ Barnstable County Registry of Deeds, Book 471/ Page 98.

² Book 764/ Page 68.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1 WEST SHORE DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

N

EAS.373

1964, when they sold it to Margaret A. and Richard L. Muri of Ashland, MA.³ In 1975, the Muris sold this cottage to the current owner, Paul P. Dinto of Danbury, CT.⁴

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Larson Fisher Associates. Campground Road MHC Area Form EAS.N, 2005.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

Town of Eastham Tax Commitment Books. 1902-57.

United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.

www.ancestry.com - Vital records.

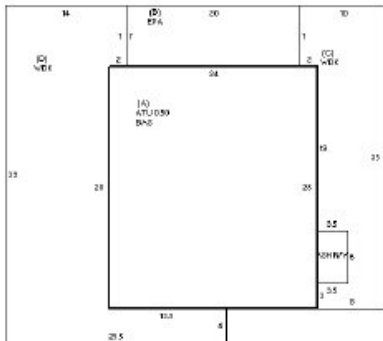


Figure 1. Assessor Sketch.



Photo 2. View looking north.

³ Book 1284/ Page 913.

⁴ Book 2271/ Page 239.